146.0	0003	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	735,000 / 735,000
					USE VALUE:	735,000 / 735,000
					ASSESSED:	735,000 / 735,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
197		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PUGLIESE STEVEN
Owner 2:	PUGLIESE JENNIFER MORRIS
Owner 3:	
Street 1:	197 SCITUATE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PUGLIESE JENNIFER MORRIS -
Owner 2:	-
Street 1:	197 SCITUATE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,470 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Wood Shingle Exterior and 1858 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6470.000	243,700		491,300	735,000
Total Card	0.149	243,700		491,300	735,000
Total Parcel	0.149	243,700		491,300	735,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 395.67 | /Parcel: 395.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 96023

GIS Ref

GIS Ref

Insp Date 05/05/18

PREVIOUS ASSESSMENT

Parcel ID 146.0-0003-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	243,700	0	6,470.	491,300	735,000	735,000	Year End Roll	12/18/2019
2019	101	FV	202,000	0	6,470.	460,600	662,600	662,600	Year End Roll	1/3/2019
2018	101	FV	202,000	0	6,470.	380,700	582,700	582,700	Year End Roll	12/20/2017
2017	101	FV	202,000	0	6,470.	350,000	552,000	552,000	Year End Roll	1/3/2017
2016	101	FV	202,000	0	6,470.	319,300	521,300	521,300	Year End	1/4/2016
2015	101	FV	189,800	0	6,470.	313,200	503,000	503,000	Year End Roll	12/11/2014
2014	101	FV	189,800	0	6,470.	291,100	480,900	480,900	Year End Roll	12/16/2013
2013	101	FV	189,800	0	6,470.	277,000	466,800	466,800		12/13/2012

!11432!

PRINT

Date	Time
12/11/20	01:36:16

LAST REV

Date	Time
08/20/19	11:30:31
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11432

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PUGLIESE JENNIF	55150-63		8/11/2010	Convenience	1	No	No		
PUGLIESE STEVEN	54847-368		6/18/2010	Convenience	1	No	No		
GATCHELL ROBERT	27890-143		11/20/1997		190,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/24/2019	548		4,800	C				
3/28/2002	245	Dormers	35,000	O		G4	GR FY04	32 FT DORMER ON CA

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2018	MEAS&NOTICE	BS	Barbara S
2/4/2009	Measured	336	PATRIOT
1/24/2000	Inspected	264	PATRIOT
1/4/2000	Measured	163	PATRIOT
8/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	96023
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6470		Sq. Ft.	Site		0	80.	0.95	9									491,280						491,300	

Total AC/HA: 0.14853 | Total SF/SM: 6470 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 491,280 | Spl Credit | Total: 491,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.34444439
Const Adj.:	0.98990101
Adj $ / SQ:	139.741
Other Features:	88652
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	353179
Depreciation:	109485
Depreciated Total:	243693

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

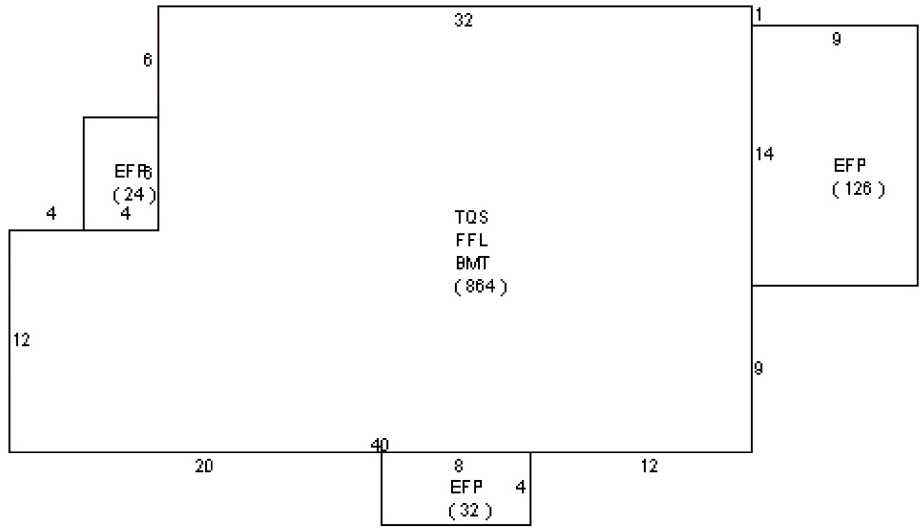
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	139.74
Special Features:	0	Val/Su Net:	95.27
Final Total:	243700	Val/Su SzAd	161.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	52.820	45,638
FFL	First Floor	864	139.740	120,736
TQS	3/4 Story	648	139.740	90,552
EFP	Enclos Porch	182	41.760	7,600

Net Sketched Area:	2,558	Total:	264,526
Size Ad	1512	Gross Are	2774	FinArea	1858
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

146.0-0003-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	